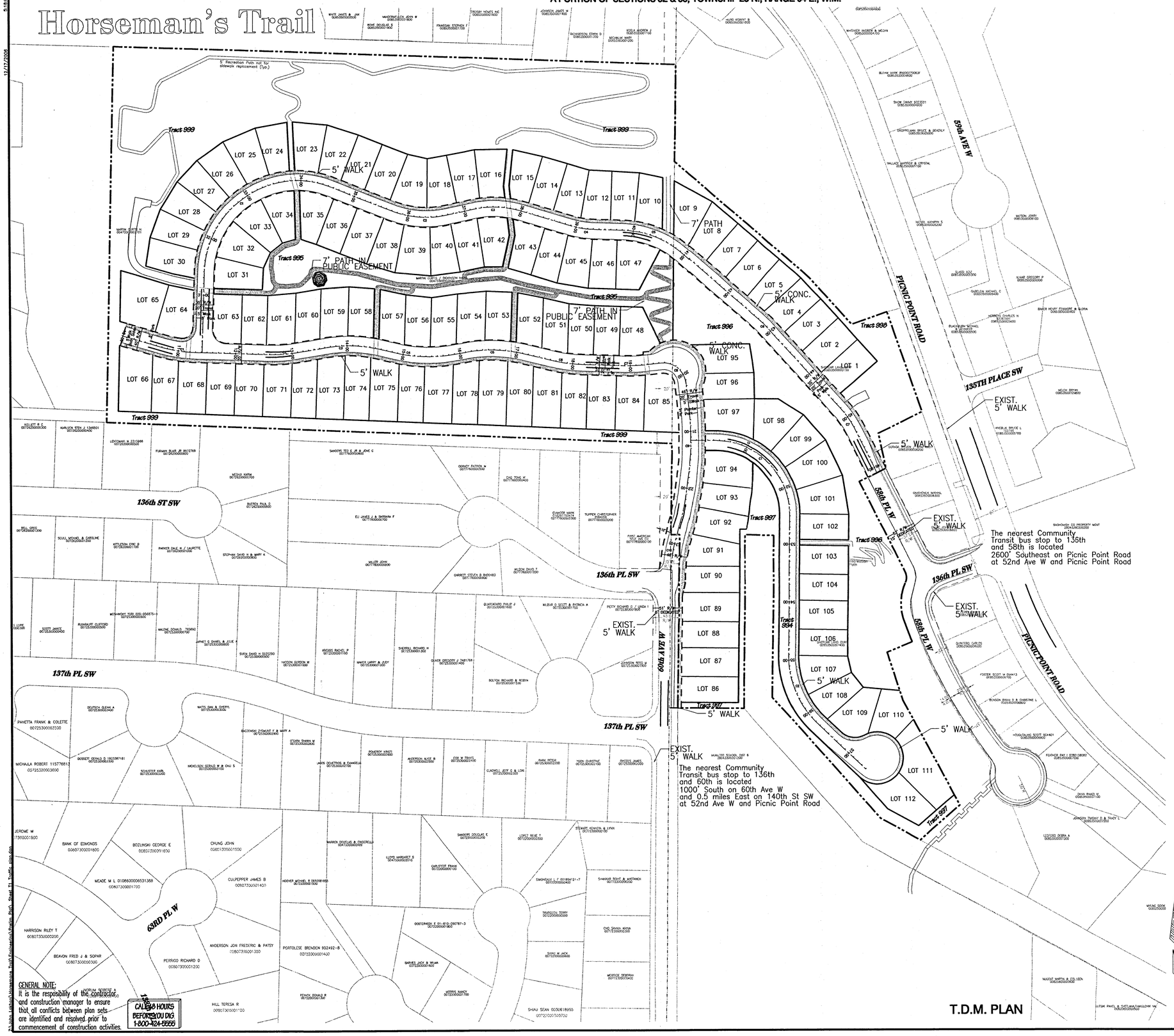
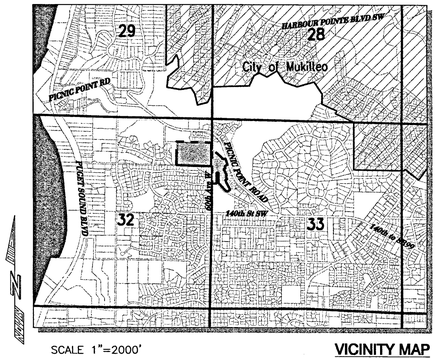
Horseman's Trail

A PORTION OF SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 04 E., W.M.



T.D.M. PLAN



SCALE 1"=2000'

VICINITY MAP

CONTACT PERSON

Land Technologies
18820 3rd Ave. NE
Arlington, WA 98223
360 652-9727
360 653-5374 Fax
Contact: Merle Ash

ENGINEER

David A. Lervik, PE
Lervik Engineering
PO BOX 684
Anacortes, WA 98221-0684
360.588.1592
360.588.1593 Fax

SURVEYOR

Metron & Associates, Inc.
307 N Olympic Ave, Suite 205
Arlington, WA 98223
(360) 435-3777

SITE ADDRESS

Vicinity of 60th Ave W and
58th Pl W, Edmonds, WA 98026

OWNER / APPLICANT

Horseman's Trail, LLC and
Shergar Land Corporation
8115 Broadway, Suite 204
Everett, WA 98203
(425) 438-1811

GEOTECHNICAL CONSULTANT

Associated Earth Sciences
911 5th Ave, Suite 100
Kirkland, Wa 98033
(425) 827-7701

LANDSCAPE ARCHITECT

The Jay Group, LLC
1927 5th Street
Marysville, WA 98270
(360) 659-8159

LEGAL DESCRIPTION

PARCEL A:
EAST HALF OF TRACT 27, HILLMAN'S NORTH SEATTLE-PUGET SOUND FRONT MEADOWDALE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:
TRACT 28, HILLMAN'S NORTH SEATTLE-PUGET SOUND FRONT MEADOWDALE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL C:
LOTS 1 AND 74, REGATTA ESTATES ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 61 OF PLATS, PAGES 9 THROUGH 16, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL D:
THE NORTH 300 FEET OF LOT 1, SNOHOMISH COUNTY SHORT PLAT NUMBER SP-93(3-80) RECORDED UNDER AUDITOR'S FILE NUMBER 8005010187, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE WEST 15 FEET THEREOF DEEDED TO SNOHOMISH COUNTY UNDER AUDITORS FILE NUMBER 8801140217

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PROJECT INFORMATION

Tax Parcel Numbers	00473300002701, 00473300002800, 00853500000100, (28043300201200BLA)
WEST	(00473300002701, 00473300002800)
Existing Area	615,765 sf (14.136 acres)
Area*	648,388 sf (14.885 acres)
Comp. Plan Desig.	ULDR (4-6 DU/Acre)
Existing Zoning	R-9,600
Existing Land Use	Undeveloped (Vacant) Land
EAST	(00853500000100)
Existing Area	312,325 sf (7.170 acres)
Area*	324,632 sf (7.453 acres)
Comp. Plan Desig.	ULDR (4-6 DU/Acre)
Existing Zoning	R-8400
Existing Land Use	Undeveloped (Vacant) Land
Total Area*	973,020 sf (22.337 acres)
Proposed Land Use	PRD
Number of Lots	112 SFR
Average Lot Size	4,313 sf
Smallest Lot	3,587 sf
Gross Lot Density	5.01 Lots/Ac

*Area After BLA, Right of Way Abandonments and Dedications

ROADWAY DATA

58th PL W	1610 lf	
60th AVE W	1363 lf	
Private Road SE	740 lf	
Total Road Length:	3713 lf	
Private Road Paved Area:	24,400 sf	2.5%
Private Road Tract Area:	30,553 sf	3.1%
Public Road Paved Area:	85,198 sf	8.8%
Public Road R/W Area:	109,661 sf	11.2%

NOTES:

7' PATHS ON SITE ARE A.D.A. SURFACED PATHWAYS

5' CONC. WALKS ARE SNOHOMISH COUNTY SPEC. CEMENT CONCRETE SIDEWALKS

GENERAL NOTE:
It is the resposibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES APPROVED FOR CONSTRUCTION (OR GRADING IN THE CASE OF GRADING PERMITS)
BY: _____
R/W PERMIT NO. _____

Exhibit Number: B2
PFN: 05-123050 SD

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727 360-652-5374 Fax

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MAKING A "MUT" OUT OF "NO WAY"

PROJECT LEAD: DBE
CHECKED BY: _____
DATE: JULY 13, 2005
REDN: MAY 23, 2006, AUGUST 1, 2006, DECEMBER 18, 2006

Horseman's Trail
A PORTION OF SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 04 E., W.M.

Horseman's Trail, LLC

TRANSPORTATION DEMAND MANAGEMENT PLAN

SHEET T1 of 1
24x36

05-123050-SD